

IV. Program Narratives

IV.A. Geographic Targeting and Distribution

For FY 2005, the Department will continue to target its funding to address the demographic changes and needs identified in the 2000 Census, in the Administration's development priorities as identified in the Mayor's City-Wide Strategic Plan, and through DHCD's Needs Assessment Hearings. Through its city-wide citizen participation process, the District's Administration identified 13 areas for targeted investment. These remain priority areas for 2005.³

Table 11: District Areas for Targeted Investment

1. Anacostia	8. Ivy City / Trinidad
2. Bellevue	9. Minnesota / Benning
3. Columbia Heights	10. Near Southeast
4. Congress Heights	11. Pennsylvania Avenue / Fairlawn
5. Georgia Avenue, N.W.**	12. Shaw
6. H Street, N.E.	13. Takoma*
7. Howard University / LeDroit Park	

*Takoma Park is not a CDBG-eligible area because of higher area incomes.

The rationale for prioritizing investment in these areas is that these areas meet the characteristics of the priority areas outlined in the District's FY 2001-2005 Consolidated Strategic Plan, which targeted investment to:

- Capital Communities, where crime, vacant housing and the absence of retail, educational and social enrichment opportunities require long-term sustained investment;
- Emerging Growth Communities, where development momentum has been established, but where further periodic investment is needed, and where existing residents need housing assistance to prevent dislocation;
- Neighborhoods abutting government centers, Metro stations and Convention Center;
- Neighborhoods in which there is a dense concentration of tax-delinquent, vacant, abandoned and underutilized housing and commercial facilities; and
- Gateways to the city – their first impression sets the tone for visitors' interaction with the city.

The District of Columbia is also targeting activities from all agencies into a concerted initiative to increase public safety and reduce crime in fourteen "hot spots". Many identified areas overlap DHCD's target areas. The hot spots are based on Metropolitan Police Districts and are as follows: First District: Sursum Corda and 1st Street-M Street, SW; Third District: 14th Street NW and North Capitol St.; Fourth District: Columbia Rd, NW, Georgia Ave. NW, Shepherd St. NW; Fifth District: Benning Rd. NE and W. Virginia Ave. NE; Sixth District: 50th Street NE and Clay Terrace NE; and Seventh District: Elvans Rd. SE, Valley Ave. SE, and Yuma St. SE.

³ Note that for the purposes of describing its investments and activities, DHCD cannot identify the exact location of activities to be undertaken, but specifies the target area (in compliance with HUD guidelines); DHCD will not have made it development awards for FY 2005 funding prior to the first quarter of the fiscal year.

The targeting of investment to these areas is particularly anticipated to result in an increase in affordable housing opportunities for households that have experienced the pressure of rising housing costs. It also will leverage private investment to ensure that neighborhood-serving commercial opportunities and community facilities/services are created and maintained. (For DHCD example, see page 53) Moreover, in the case of Ivy City, Minnesota/Benning and Congress Heights, where housing stock is particularly old and in poor condition, the District has targeted its Lead-Based Paint Outreach Grant to these neighborhoods to address lead-based paint hazards.

Appendix C contains a map of target areas and a list of census tracts with their minority concentrations. Examples of projects in targeted areas include Special Needs (transitional) housing in census tract 75.4, in Ward 8; senior housing in tract 30 in Ward 1; and a homeownership condo project in tract 37 in Ward 1.

In addition to these target areas, there also are two Neighborhood Revitalization Strategy Areas (NRSA): Georgia Avenue and Carver Terrace/Langston Terrace/Ivy City/Trinidad. These are described in the “Neighborhood Revitalization Strategy Area” section of this Plan on page 88.

IV.B. Homeless and Other Special Needs Activities

This section is divided into two parts. The first discusses the activities the District will undertake to serve its homeless population. The second focuses on the activities the District will undertake for non-homeless special needs population – specifically, those living with HIV/AIDS.

Emergency Shelter Grant (ESG) Program Management—Homeless Support and Prevention:

The District’s current homeless and homeless special needs’ housing efforts are coordinated and managed by the Community Partnership for the Prevention of Homelessness (The Partnership). In FY 2002, DHCD transferred administration of the ESG grant to the Office of the Deputy Mayor for Children, Youth, Families and Elders in order to leverage all available resources for homeless services within the Human Services cluster of agencies. The Partnership serves as the lead agency for homeless Continuum of Care under a 5-year grant (FY 2000-FY 20004) from the Department of Human Services (DHS) to address the needs of the District’s dependent population, including the homeless and other special need populations (e.g., the frail elderly, chronically mentally ill, drug and alcohol abusers, and persons with AIDS/HIV).

The District/Partnership-managed Continuum of Care for homeless persons provides the following capacities of shelter and supportive services:

Prevention	Transitional shelter and housing
Van outreach and transportation to shelter	Emergency shelter
A 24-hour, 1-800 SHELTER hotline	Permanent supportive housing, and
A Special Outreach Program to bring people off the streets directly into housing	Stand-alone supportive services such as employment, daycare and health services

The Partnership, with the approval of the Office of the Deputy Mayor for Children, Youth, Families and Elders determines annually which services will be funded with the ESG Grant to address the

most pressing needs. The District will provide an estimated \$20,783,137 match in cash and fair market value of free shelter rent. The Tables on pages 50-55 describe each of DHCD's federally-funded programs in the area.

IV.B.1. Homelessness (91.215 (c))

(See Appendix D for full text on Homeless Services)

1. Describe the jurisdiction's strategy for helping low-income families avoid becoming homeless.

The District of Columbia's strategy for helping low-income families avoid homelessness includes:

- a. The implementation of the DC Emergency Assistance Funds that offers assistance to avoid displacement,
- b. Family Support Collaboratives across the city that offer not only emergency assistance, but also counseling and identification of programs that support and assist families,
- c. The Strong Families Initiative that assesses and counsels families in crisis and offers emergency assistance,
- d. The Virginia Williams Family Center that assesses and counsels displaced families and finds them immediate shelter,
- e. DC Village Homelessness Assistance Center ("HAC") that offers emergency shelter and counseling – most often placing families in transitional or supportive housing within 30-60 days, and the
- f. Hypothermia Shelter for families on the campus of DC General Hospital.

2. Describe how the jurisdiction will reach out to homeless persons and address their individual needs.

The District of Columbia implements several outreach programs through its sub-recipient, the Community Partnership for the Prevention of Homelessness. These include:

- a. The Shelter Hotline, available 24 hours a day during hypothermia season and 16 hours a day at other times to answer calls from homeless people seeking shelter. The number is widely disseminated and responds to approximately 20,000 calls per year.
- b. The van outreach not only picks up individuals who call into the Hotline, but also makes rounds to check on street homeless persons. It logs approximately 10,000 shelter trips per year.
- c. Outreach teams are funded through the Partnership in eight areas of the city to engage homeless people in the streets in order to connect them to services, shelter and housing. These are First 7th Day Adventist Church, Neighbors Consejo, Georgetown Ministries, Community Council for the Homeless at Friendship Place, Rachel's Women's Center, Downtown BID Service Center, Salvation Army Grate Patrol, DC Central Kitchen First Helping Program and Unity Health Care.
- d. The Department of Mental Health also sponsors outreach programs, the Comprehensive Psychiatric Emergency Program (CPEP), three Mobile Community Outreach Treatment Teams, two Homeless Service Teams, and a downtown drop-in center for the mentally ill.

3. Address the emergency shelter and transitional housing needs of homeless persons.

Individuals

Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	2,081	0	250
	Transitional Housing	1,142	0	75
	Permanent Supportive Housing	1,395	238	1,762
	Total	4,618	238	2,087

Persons in Families With Children

Beds	Emergency Shelter	790	0	330
	Transitional Housing	1,483	56	545
	Permanent Supportive Housing	1,116	0	3,300
	Total	3,389	56	4,175

Shelter provided in FY 2002 by the public and private Continuum of Care indicates that at least 13.2% and as many as 15% of the District's poor experienced being homeless over the course of a year. Comparing annual numbers over several years can reveal trends in demand for and usage of the Continuum of Care.

In one year's time, at least 1 in 8 of all District residents living in poverty was homeless at some time or living within a homeless Continuum of Care facility.

The homeless problem can be measured not just as a percent of people in poverty, but also as a percent of all District citizens. The 15,200 estimate of persons who experienced homelessness in FY 2002 translates to 2.7% of the District's total population of 571,822. The 17,340 estimated figure is 3.0% of the total population.

In FY 2002 at least 1 out of every 37 District citizens, and as many as 1 in 33, was homeless and/or resided in a homeless Continuum of Care facility at some time.

Trends: Given the context of extensive poverty and the increasing difficulty of finding affordable housing, the Continuum of Care constantly struggles to keep up with the needs. Data from Community Partnership program reports since 1996 show the following trends:

- **The number of persons living in the streets at any point in time has fallen** from an estimated 1,800 persons in 1993 to an estimated 500 persons in FY 2003. In the winter months, due to increased "hypothermia shelter" beds, this number falls to about 100 persons.
- **Homelessness among adults has been rising:** The number of homeless men served by public continuum of care programs rose 9% between 2001 and 2002 while the number of homeless women rose by 22% in that period.
- **After dropping for three years, demand for family shelter rose between 2000 and 2002.** The annual demand from families seeking shelter fell almost one-third from 1,406 families in 1996 to 962 families in 1999. However, it rose in 2000 to 1,276 families who sought emergency shelter and to 2,278 families in 2001, then rose again in 2002 to 2,613 families. Overall the demand for family shelter was 172% higher in 2002 than it was at its low point in 1999.

4. Describe how the jurisdiction will assist homeless persons to make the transition to permanent housing and independent living:

The District's strategy to end homelessness includes the following:

- 1) Creation of 6,000 units of affordable housing over the next ten years through a collaboration between District Government and institutional funders. This collaboration will produce 3,000 SRO units for individuals, and 3,000 units of affordable housing for low-income families.

The Plan aims to ensure that 2,000 of the SRO units will be service-enriched supportive housing to bring inside the estimated 1,200 chronically homeless as well as another 800 adults who are episodically homeless.

The remaining 1,000 units of affordable SRO housing will help extremely low-income, non-disabled adults to stay out of shelters.

- 2) Full integration of mainstream public services and funding:
Legislation currently before the City Council will establish an Interagency Council to coordinate and integrate mainstream city and federal services for the homeless.

5. Describe the jurisdiction's Continuum of Care:

The District's Continuum of Care begins with prevention and outreach and includes:

- Emergency Shelter
- Transitional Housing
- Permanent Supportive Housing
- Support Services

6. Describe the nature and extent of homelessness by racial and ethnic groups, to the extent that the information is available. (91.205(c))

Subpopulations and special needs

Subpopulations of Homeless	Individuals	Persons in Families*
Chronic Substance Abusers (CSA)	36.0%	28.0%
Seriously Mentally Ill (SMI)	19.0%	12.0%
Dually Diagnosed (CSA/SMI)	16.0%	13.0%
Veterans	20.0%	33.0% (of men)
Persons living with HIV/AIDS	12.0%	12.0%
Domestic Violence Victims	19.0%	55.0%
Unaccompanied Youth (16-21 years)	2.6%	na
African-American	80%	98%
Caucasian and other	10%	2%
Latino	10%	10%
* primarily applies to adults, but children are affected as well		

Source: The Community Partnership for the Prevention of Homelessness

The homeless population is comprised of numerous subpopulations with special service and housing needs and/or suffering with various disabilities. Drawing upon a point-in-time survey of homeless clients conducted on January 22, 2003 and upon national data, the table above indicates the estimated percentages of individuals (adults and unaccompanied youth) and persons in families who are fall into subpopulations with special needs.

7. Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

The Department of Housing and Community Development transferred administration of the Emergency Shelter Grant to the Office of the Deputy Mayor for Children, Youth, Families and Elders, so as to support the leverage of all available resources for homeless services within the Human Services cluster of agencies. The Community Partnership for the Prevention of Homelessness (“the Partnership”) serves as the lead agency for the local HUD-funded Continuum of Care for Homeless City Residents.

The Partnership, in turn, utilizes three categories of procurement to establish or expand new services:

1. Open Competition is the most frequently used method. The Partnership issues Requests for Proposals (RFPs) for desired services. The RFPs define in detail the services required. Draft RFPs are reviewed in a public conference prior to the issuance of a final RFP in order to insure maximum understanding and participation by potential providers. The Partnership accepts competitive applications from any interested organization. Applications submitted in response to RFPs are evaluated and ranked, according to the ranking criteria outlined in the RFP, by panels of three to five persons consisting of Partnership Board members and outside reviewers who have been determined to have no personal or financial interest in the provision of services under the various programs to be funded. The review panel makes recommended selection of awardees to the Partnership’s Executive Director who, in consultation with the Board, is responsible for determining which proposals shall be funded.
2. Limited Competition is used to competitively bid within a limited pool of qualified providers. The basic criteria for inclusion in such a procurement include long standing and unique experience, capacity to implement a special project for a limited period of time, and/or capacity to provide a unique and specialized service under extenuating circumstances.
3. Sole Source Contracts are used primarily for interim contracts for projects that may be subject to an open competition at a later date; collaborative agreements with substantively qualified agencies that can advance a particular initiative; or personal services and consultant contracts to achieve limited objectives.

Annual submissions to the US Department of Housing and Urban Development (HUD) for Continuum of Care funding utilize the open competition method of procurement. A broadcast fax is sent to more than 125 programs and city leaders offering services to the homeless announcing the availability of HUD funding. A letter of intent to apply is requested from all entities interested in submitting an application. Several meetings are held to discuss process. The following objective criteria have been established for use by the Priority Review Committee in ranking applications:

Performance on achieving past measurable objectives
Demonstrable and credible outcomes
Leveraging
Cost Effectiveness
Location in EC/EZ Communities
Project readiness
Access to mainstream services for clients

IV.B.2. Non-Homeless Special Needs

Housing for Persons With Aids (HOPWA)

1. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2).

Within the EMSA, the District of Columbia allocates funding through its Administrative Agencies fore Suburban Maryland, Northern Virginia and West Virginia. Based upon reported HIV/AIDS cases, trend analysis and community input, these Agencies determine the appropriate level of support and priority for their allocating HOPWA investments geographically. In the District of Columbia, every effort is made to prioritize the Wards with the highest reported incidences of HIV/AIDS infection and direct funding to organizations serving those specific Wards. Relative priority needs in the District of Columbia include women with and without children and youth.

Additionally, by use priority, HOPWA funds: 1) rental assistance through qualified HIV/AIDS service agencies, 2) supportive housing for low-income HIV-infected and affected individuals and families in need of emergency or transitional housing, 3) housing information, resource identification, and outreach programs, and 4) other existing support service facilities that enhance the quality of life for persons infected and affected by HIF/AIDS.

2. Describe the method of selecting project sponsors

The District of Columbia distributes its HOPWA funding through a competitive application process administered by a neutral third party. A complete application must be submitted to the Department of Health, HIV/AIDS Administration (DC- DOH, HAA) OR THEIR THIRD PARTY REVIEW DESIGNEE. All required forms/documentation must be submitted with the application in original form with original signatures. Incomplete applications are not accepted nor are applications submitted after the stated time.

Grantees that score high, based upon the selection criteria, are awarded HOPWA program funds. The District of Columbia utilizes its HOPWA funds to support emergency housing, support housing, transitional housing, housing for recovering substance abusers, short term utility, rent, and mortgage assistance, and tenant-based rental assistance. Additionally, HOPWA funds are distributed for supportive services such as job/empowerment training, multi-service day treatment services, housing information resource and referral and building the capacity of housing providers.

IV.B.3. General Discussion

1. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

As indicated in earlier sections of this document, the housing market itself has had and continues to have a negative impact on availability of affordable units for rent or purchase, even with public subsidies. Because of renewed interest in “city living”, competition for housing units, even in areas where this was not previously the case, has reduced the number and increased the price of any available units. The expiration of Section 8 housing subsidies has exacerbated the problem as owners sell their properties for market-rate housing. Given the limited geographic area of the District of Columbia and its urban, built-up character, there are few large tracts for any substantial housing expansion.

2. Describe Efforts to Address Obstacles to Meeting Underserved Needs and Fostering and Maintaining Affordable Housing

The District’s efforts to assist other non-homeless special needs populations, such as the elderly and persons with disabilities, are managed through DHCD’s Affordable Housing/Real Estate Development program activities and Homeownership and Home Rehabilitation Activities (specifically, the Handicapped Accessibility Improvement Program under the Single Family Residential Rehabilitation Program). Under these program areas, the Department provides financing for new construction and home rehabilitation in response to viable applications for assistance.

DHCD is working to improve its various programs to better meet underserved needs. The Housing Production Trust Fund was one response to underserved needs: the Housing Act of 2002 requires that at least 40 percent of the funds benefit households at 30 percent of area median income, and at least 40 percent of the funds benefit households at 50 percent of area median income.

DHCD also has made a number of improvements to its Home Purchase Assistance Program (HPAP) to increase the reach of this vital tool for increasing lower-income households’ opportunities to become homeowners. Responding to the current challenges in the real estate market, the Department has recommended to the Council of the District of Columbia changes to HPAP that are designed to further assist first-time homebuyers with down payment and closing cost assistance. The amendments proposed include increasing the maximum down payment and closing cost assistance limits for very-low and low-income borrowers, while at the same time deferring repayments on HPAP loans for the first five years following home purchase for low and moderate-income HPAP borrowers. (The five-year deferment was already in place for very-low income borrowers). These enhancements will serve to increase the purchasing power of our HPAP-eligible borrowers, a critical need in the District’s current market situation in which median house sale prices have increased by 87% in just the past three years.

DHCD offers rehabilitation loans/grant to owner/occupants of single-family homes in order to prevent dislocation due to market pricing pressures and to ensure that residents continue to live in decent, safe housing that meets the provisions of the DC Housing Code. To meet special needs, up to \$10,000 of assistance is automatically deferred for senior citizens, and the first \$10,000 of assistance for handicapped accessibility improvements is provided as a grant.

To assist in preventing tenant dislocation, DHCD offers a First Right To Purchase and a Tenant Purchase Assistance Programs which provide technical assistance, counseling and loans/grants to tenant organizations to enable them to exercise their right to purchase a building (which is offered for sale by the owner) for apartment ownership by tenants. Additionally, in FY 2005, DHCD will initiate a Neighborhood-Based program to provide pro-active counseling and assistance to tenants in buildings where Section 8 Subsidies are due to expire within a year.

On the housing development side, the Development Finance Division's FY 2005 Request for Proposals will solicit proposals that address these housing and community development needs:

10. Preservation of Expiring, Federally Subsidized, Affordable Rental Housing
11. Special Needs Housing
12. Elderly Housing
13. New Construction of Affordable Rental or For-Sale Housing
14. Substantial Rehabilitation of Affordable Rental or For-Sale Housing
15. Community Facilities

Priorities:

DHCD gives priority, in its funding process, to the following types of projects and target areas:

- Projects in one of the 13 strategic neighborhood investment areas and two NRSAs,
- Preservation of affordable housing for very-low and extremely-low-income households in buildings with expiring federal subsidies,
- Homeownership projects,
- Affordable rental housing development for extremely low-income households,
- Commercial and Community facilities that serve low-income communities, and
- Façade projects and commercial/retail building development in strategic investment areas or that leverage resources committed through the ReStore DC initiative

The Department's public outreach strategy is another component for addressing obstacles to meeting underserved needs. Often, populations are underserved because they are not fully aware of the assistance available to them. The Department's Office of Strategy and Communications (OSC) will continue to emphasize expanded marketing of DHCD's programs and projects and ensuring that all segments of the community are aware of, and take advantage of the various home ownership opportunities available.

DHCD's outreach and communications strategy includes:

- Meeting regularly with constituents and stakeholders in seminars, workshops and brown bag luncheons,
- Communicating with the media through press advisories and/or press releases on DHCD's strategies, programs, projects and accomplishments,
- Marketing projects funded by DHCD by staging events such as: ground breakings, ribbon cuttings, and contract signings, and

- Informing stakeholders and the public by producing and distributing brochures and other printed materials as well as a promotional video, "DHCD, The Product, The People, The Community", that promotes the projects, programs, and satisfied clients of DHCD.

In FY 2005, the Department's outreach plans include:

- Updating and expanding its outreach database to ensure maximizing outreach to all residents of the District of Columbia,
- Continuing expansion of the "DHCD's Ambassadors' Program", by building partnerships with various stakeholders through a series of one-day tours of DHCD projects to highlight the Department's accomplishments, and through presentations at ANCs, community, and civic associations,
- Increasing solicitation of input from other stakeholders (financial institutions, community organizations, developers, etc.) to determine the need for home ownership and community and economic development initiatives in under-served communities to help stabilize and revitalize those neighborhoods, and
- Conducting public hearings throughout the year to solicit citizen participation in the development of the Department's annual action plan, programs and the budget process and to engage discussion on DHCD's performance.

3. Describe Efforts to Remove Barriers to Affordable Housing – Fair Housing

The Council of the District of Columbia continually considers tax policies that will remove barriers to affordable housing. In the past fiscal year, the Council passed a property tax bill that will both increase the "Homestead deduction" for home values and limit the allowable annual increase in property taxes. The effect of this bill will be to allow households to increase the amount of home value that is not subject to tax – a great boon for lower-income households whose property values have not increased. It also will prevent lower-income households in areas of rapidly-escalating values from facing massive property tax increases.

Like many cities, however, one of the barriers to affordable housing comes from barriers to equal access. The District of Columbia has made progress in overcoming the effects of the impediments identified through the *Regional Analysis of Impediments to Fair Housing*, which formed the basis for DC's fair housing initiatives under the Five-Year Consolidated Action Plan (2001-2005).

The Department has an active Fair Housing Program within the office of Program Monitoring which oversees the Department's adherence to federal and local fair housing and equal opportunity laws and regulations as well as providing education and outreach on fair housing to all District residents. For the past three years, the Department has ensured that its funding awards are in compliance with FHEO regulations, in addition to ensuring its sub-recipients are well aware of the FHEO obligations under DHCD/federal funding. These activities include:

- Continuing to promote fair housing education and participation in activities which further fair housing outreach to under-served communities. To comply with federal regulations and to

ensure program accessibility to communities with Limited English Proficiency (LEP), the Department will continue to provide program materials in Spanish, Vietnamese and Chinese and continue outreach to these communities.

- Working in concert with HUD's FHEO office and private non-profit civil rights organizations to provide fair housing training sessions for 1) sub-recipients, 2) DHCD program and project managers who manage sub-recipient grants to community based organizations, 3) developers, and 4) community development corporations.
- Preparing a Fair Housing Symposium for Fair Housing Month in April 2004 in collaboration with the DC Office of Human Rights and the Equal Rights Center, a regional fair housing non-profit organization.
- Continuing to monitor all its sub-recipients to ensure compliance with fair housing and equal opportunity laws and regulations as well as to be available as a resource for constituents, and service providers.
- Using the recently received award to execute in FY 2005 the FY 2003 Fair Housing Initiatives Program (FHIP) Education and Outreach Initiative (EOI) Homeownership Component. This twelve-month funding was provided to DHCD in partnership with Housing Counseling Services, Inc. (HCS)

Finally, DHCD management has met with and will continue to meet with representatives of the city's various special needs housing advocacy groups (e.g., groups representing individuals with chronic mental illness, needs related to substance abuse, physical challenges, the elderly, etc.), to better determine how DHCD may meet those populations' needs. Strategies will include enhanced enforcement of fair housing requirements, but also will be reflected in targeted funding for special needs housing in the DHCD competitive funding RFP process.

4. Describe Efforts to Address Lead-Based Paint Hazards

DHCD has revised its Homestead, Single-Family and Multi-family-Residential Rehabilitation program policies and processes for implementing the Lead-Safe Housing Rule.(24 CFR 35) Implementing DHCD's adaptation of the Lead-Safe Housing Rule involves approving and/or monitoring the full range of lead-hazard reduction activities, e.g., disclosure verification, risk assessment completion, lead scope-of-work, construction inspection and verification of clearance. Once clearing testing is complete, the D.C. Department of Health (DOH) reviews the particular project and issues a Certification of Lead-Based Paint Compliance to the property owner. DHCD has developed a partnership with the DC Department of Health and our Department's housing partners for implementation of the Rule.

At the end of FY 2003, DHCD received both a Lead Hazard Control Grant and a Lead Hazard Reduction Demonstration Grant, for a combined total of \$4,997,743, from the HUD Office of Healthy Homes and Lead Hazard Control. DHCD will target the Lead Hazard Control Grant for use in the Ivy City/Trinidad, Marshall Heights/Deanwood, and Congress Heights neighborhoods, which evidence some of the District's greatest housing need among pre-1978 units. DHCD will target the Lead Hazard Reduction Demonstration Grant for the thirteen target areas listed on page 74 and the three above neighborhoods, where there are high quantities of pre-1940 child occupied housing. Services will include lead hazard control, lead inspections and risk assessments, outreach and education, compliance and legal enforcement of lead-safe housing requirements, and job

training and economic development related to the reduction and abatement of lead hazards. DHCD is currently revising its Single-Family and Multi-Family Residential Rehabilitation program policies and processes for implementing the two Lead Grants. On February 12, 2004, DHCD hosted a Lead-Safe-Washington Industry Conference to bring the rehabilitation and lead companies up to date on DC law for lead-based paint and to introduce them to the two HUD lead grants.

5. Describe Efforts to Reduce the Number of Poverty-Level Families

The District of Columbia's FY 2005 actions in support of its anti-poverty strategy are primarily focused within the Human Services Cluster and Department of Employment Services. However, DHCD's efforts to reduce the number of poverty-level families include the expansion of affordable housing (including support for HOPE VI projects of the DC Housing Authority), support for economic development programs; creation of local jobs through its funded development projects and support of community-based organizations through its Neighborhood Investments program area. Services such as neighborhood-based technical assistance to small businesses help retain and expand local businesses which are a generator of local jobs. Housing Counseling Services, not only assist families to locate housing, but also to understand budgeting, mortgages, how to avoid default and to manage a home. Homeownership programs assist tenants to become owners of their apartment units through the Tenant Apartment Purchase Program, and assist first-time ownership with loans/grants for down payments and closing costs through the Home Purchase Assistance Program (HPAP).

6. Describe Enhancements to Coordination with Public and Private Housing and Social Service Agencies

To leverage public resources and to coordinate strategies, DHCD works closely and cooperatively with other DC agencies, for example: coordinating employment and training opportunities in DHCD development areas with the DC Department of Employment Services; coordinating support for and placement of senior housing with the DC Office on Aging; supporting infrastructure and demolition in conjunction with the DC Housing Authority to support its HOPE VI mixed-income housing developments; and coordinating with the Department of Public Works on infrastructure development and improvements in areas of DHCD-supported housing development. The ESG program is administered within the Office of the Deputy Mayor for Children, Youth, Families and Elders to bring social service and housing funding together for the greatest leverage in services to homeless populations.

One continuing example of a specific area for an interagency development initiative and coordination is the Southeast DC Bellevue Neighborhood, East of the Anacostia River. The revitalization initiative has included strategies to expand homeownership, develop affordable housing, and to reduce blight and unsafe conditions. DHCD has formed and is working with the Bellevue Advisory Committee, made of up residents, Advisory Neighborhood Commissioners, stakeholders, private-sector interests and DC government agencies to develop a focused plan starting with Forrester Street, SW; Galveston Street, SW; Halley Terrace, SE and Danbury Street, SE.

During 2003, the Department started renewal efforts in Bellevue by providing demolition funding for the developer associated with redevelopment of the Old Chadwick Apartments on Danbury Street as 119 homeownership townhouses. The Department has also contracted with the

Department of Transportation to make streetscape improvements in the Bellevue area, and is completing negotiations with property owners on Forrester Street, Galveston Street and Halley Terrace to acquire various vacant, deteriorated properties for redevelopment.

Regional cooperation is also essential for the long-term availability of affordable housing and employment opportunities. Through the Greater Washington Council of Governments (COG) cooperative initiatives are developed to assist the three participating jurisdictions.

7. Describe Program Monitoring and Improvement Efforts

In order to accomplish DHCD's priority activities, DHCD must be able to process eligible transactions quickly and cost effectively. Therefore, two prime objectives are to (1) move housing and commercial development transactions through the agency's pipeline more expeditiously; and (2) create procedures, systems and accountability standards that will firmly establish the Department as the city's principal development vehicle for improving District neighborhoods.

These prime departmental objectives will be accomplished by focusing efforts on the fundamental basics of community development – evaluating and underwriting development proposals based on the strength of the organizations' capacity, financial underpinnings and the flow of public benefits to the residents that DHCD is obligated to serve.

In FY 2005, DHCD will continue its program and sub-recipient monitoring activities which includes:

1. conducting monitoring reviews of its Development Finance Division Project Financing, Neighborhood Based Activities, and Emergency Shelter Grant programs,
2. continuing to perform environmental reviews and project-specific labor standards monitoring,
3. conducting long-term monitoring reviews for HOME- and Low Income Housing Tax Credit- (LIHTC)-funded projects,
4. conducting follow-up reviews to ensure that corrective actions for audit report recommendations have been implemented, and
5. monitoring the Department's spending and commitment requirements in accordance with the funding sources.

The Department will continue to monitor its activities through ongoing communications with sub-grantees and site visits to their programs. Activities will also be monitored through periodic, but systematic, tracking of performance through the Housing Development Software (HDS) and HUD's Integrated Disbursement and Information System (IDIS). HDS will be improved to provide an automated and integrated mechanism for recording and reporting the results of site visits. IDIS gives the Department the capability to assess progress of individual projects, as well as each major HUD-funded program as a whole. As the HDS software becomes fully operational, by linking budget, performance measures, and program delivery, DHCD will be able to effectively monitor its progress in carrying out the strategic plans contained in this Action Plan for FY 2005.

DHCD will produce a self-evaluation of its annual performance in relation to meeting priorities and specific objectives in the form of a Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides a summary of the programmatic accomplishments for projects reported under the IDIS, as well as additional narratives describing program milestones and

accomplishments. The CAPER must be filed with HUD within 90 days (December 30) after the close of DHCD's program year.

8. Describe Coordination to Address Public Housing Needs

DHCD is supporting public housing through its support of the HOPE VI program administered by the DC Housing Authority (DCHA). In FY 2004, DHCD continued to implement the \$10 million financial assistance provided in FY 2003 to two DCHA projects: 1) The Henson Ridge HOPE VI (\$3 million) and the Capitol Gateway Estates (formerly New East Capitol) HOPE VI (\$7 million). The funds are being used to fund both pre-development and infrastructure improvement costs. DHCD continued to support the Capitol Gateway Estates HOPE VI by allocating \$789,666 of Low Income Housing Tax Credits to the construction of the new Senior Building with 151 units. During 2004, DHCD also agreed to a DCHA request to shift \$2 million of the Henson ridge assistance dollars no longer needed on the project to the Arthur Capper/Carrollsborg HOPE VI where it is needed for infrastructure construction costs.

In 2005, DHCD will continue to work cooperatively in supporting HOPE VI, committing nearly \$5 million for assistance (\$2 million in Capitol Funds, \$3 million of some combination of federal grant and local Housing Production Trust Fund monies.) DHCD has requested \$1 million in FY 2005 CIP funds to support Arthur Capper/Carrollsborg HOPE VI infrastructure construction. DHCD circulates its Action Plan drafts to the DC Housing Agency for comment and coordination, and also includes Public Housing Resident Councils in its mailing lists for hearings and comment.